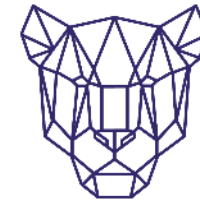


**Woodlands Drive,
Harrogate, HG2 7AX
Guide Price £250,000**



**PANTERA
PROPERTY**



Woodlands Drive, Harrogate, HG2 7AX

Guide Price £250,000

- Sold as seen
- Generous plot size
- No onward chain
- Room to improve
- Garage
- Freehold

Contacts:

To enquire about this property or for further information, please get in touch with:

Amy White

0330 118 6610

amy@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

DESCRIPTION

Pantera Property are delighted to offer to the market a three-bedroom semi-detached house, which offers the ideal combination of space and convenience. With a private front garden, a generous rear garden, and a garage, this property is perfect for family living.

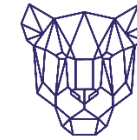
The property comprises:

Ground floor

- Hallway
- Reception room
- Kitchen
- Dining room

First Floor

- Bedroom one
- Bedroom two
- Bedroom three
- Bathroom

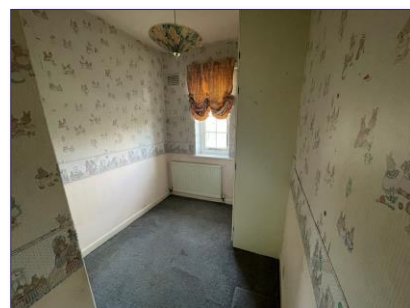


PANTERA
PROPERTY

LOCATION

Woodlands Drive offers an exceptional opportunity for family living. This peaceful, tree-lined street is just a short distance from Harrogate's vibrant town centre, providing a perfect balance of quiet residential life with easy access to all the local amenities. It is a perfect location for families, with top-rated schools, parks, and leisure facilities nearby. Harrogate's exceptional shopping, dining, and cultural offerings are just a short drive or walk away, and excellent transport links make commuting a breeze.

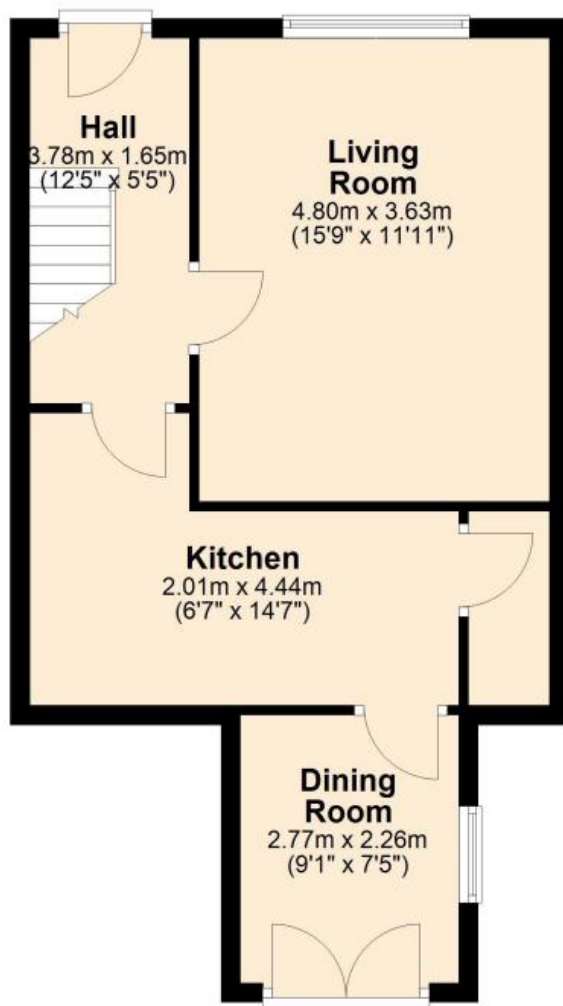
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





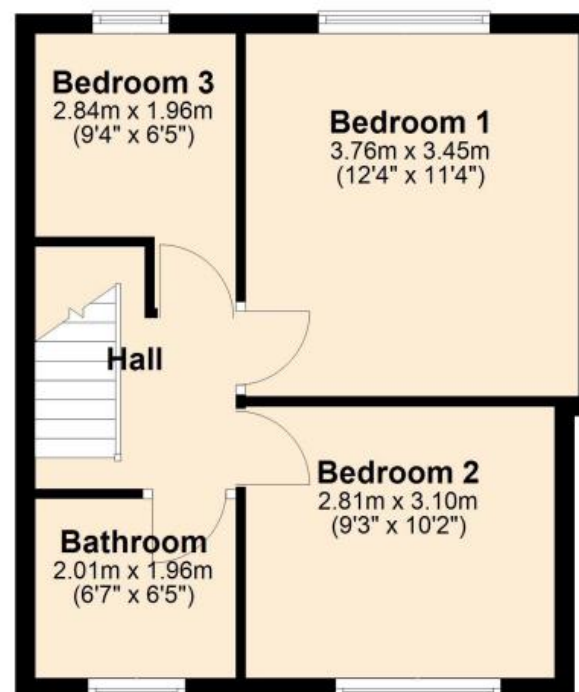
Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



52 Woodlands Drive